



Issue 2015-9

<http://www.silverlakeshoa.ourhomeassociation.com>

November 2015

Silverlakes News

From the HOA President:

In keeping with the Silverlakes-Gateway HOA Board of Directors' commitment to open and honest communication with the membership, I offer the following comments on the Nov. 18, 2015 board meeting.

Budget Meeting:

The November Board meeting is typically the budget approval meeting. For the past three months, the board has been going over this year's budget in preparation for the final 2016 budget. The process started in August working with Alliant's Accounting Department in a budget workshop. Further refinements during our September and October board meetings brought us a budget which was further refined during our November meeting, giving us a finalized budget.

The only item that remained was a discussion on what to do with some anticipated cash on hand at the end of December. Our treasurer, Markus Albrecht, did an excellent job of presenting our options to us. The board could transfer the anticipated cash to our reserves for future capital repairs or apply it to our 2016 quarterly assessments.

After some discussion, the board decided to apply the anticipated cash to our 2016 quarterly assessments. Therefore, instead of the quarterly assessments for the homes being \$314 and the Villas being \$995 per quarter, as had been proposed, the assessments for homes are the same as this year at \$298. The Villas' quarterly assessments have been reduced to \$979 per quarter. The quarterly assessments of \$298 represent the third year in a row they have been at this level. My thanks to all involved in the budget for making this happen.

Homeowners' Forum:

There are still some homeowners who mow their own lawn and leave the grass clippings in the street and gutter. Those clippings end up in the storm sewer and eventually in our lakes — not helping the water quality. The grass clippings often have small amounts of contaminants on them, contributing to the lowering of our ponds' water quality.

Did anyone notice the “islands” of algae floating around in our north lake a few weeks ago? Those clippings help contribute to that kind of situation.

If you cut your own grass, **please keep the lawn clippings in the grass, not in the gutter or street.**

Since our last board meeting, I have attended the Gateway CDD board meeting along with several other Silverlakes residents. During that meeting, the GSCDD board was presented a very well written document developed by the Storm Water Ponds Workgroup outlining some of the items they feel need to be addressed. I was impressed with the presentation, as well as the written document.

The Gateway board said they would have to look the document over and address it at a later meeting. I had asked for Silverlakes residents' opinion/desires on whether they want the weeds kept in the lakes or want them all

removed. By the way, I have found out Lee County calls the littoral plants in our ponds weeds as well, as there were none in our ponds 15 years ago and none planted, so they are weeds, according to Lee County.

The replies I initially received were split evenly. The subsequent replies a week or two later leaned toward not having any weeds in our ponds. As I had stated earlier, it is up to Gateway as to what they are going to do with them. We can only make recommendations, and I feel that has been done nicely through the work group.

I was also presented with an engineering report from Estero regarding Estero's ponds and how weeds/littorals are needed.

A Silverlakes homeowner said that at his end of the south pond, all the weeds/littorals have been killed and he is disappointed, since he thought Gateway Services was only to spray a couple feet in from the center of the pond. In addition, when Gateway Services' tractor leaves through his yard, the chemicals are still on its wheels and are killing his grass. It was suggested he contact Gateway Services.

A homeowner said the noise level in the main room of the clubhouse during the Thanksgiving Pot Luck was so loud that it was difficult to hear the others at the table. I know one of the VOC committee members had suggested acoustical panels or a dropped ceiling might help the noise level, but all the estimates were cost prohibitive. I have also heard suggestions of using suspended cloth panels as well as curtains to soften the hard glass windows when people are in the room. Any suggestions would be welcome.

Another homeowner asked when the home being built on the vacant lot will be completed. Our ACC chair noted the site has been cleaned up. The delay has been partially due to obtaining permits. The owner also submitted a plan whereas the trusses were not ACC acceptable. The developer had to get a redesign for those. The ACC chair will contact the owner asking for a reasonable completion date.

Social Committee:

The agenda was rearranged to allow the Social Committee to give its report earlier. The board was given a copy of the 2015 schedule of events. As of Nov. 14, five events were still to be held before Dec. 12. Included with the report was a breakdown of expenses for each event and a profit/leftover amount of the annual budgeted allowance of \$25.65.

The treasurer complimented the committee chair and the committee on the outstanding work during 2015, as well as the accounting of each event. The social committee's annual budget is \$300.

The Sock Hop scheduled for Nov. 21 was canceled due to lack of participation. Only 17 people had signed up to attend.

The Social Committee now has 27 members.

In January, two events are scheduled. A catered Chinese dinner on Jan. 9 will cost \$10 per person. All the food will be furnished, and residents will not be asked to contribute any dishes.

There also will be another attempt to schedule a dance on Jan. 23.

Property Manager's Report:

Between Oct. 20 and Nov. 17, some 66 first violation letters, three second violation letters and five fine letters were sent.

Two fines were levied: one for weeds growing in the soffits and another for a roof that needs to be pressure washed.

Between Oct. 20 and Nov. 17, Alliant Customer Service received 81 calls. The top four categories were: gate information, general questions, violations and sales/rentals. Of these calls, 17 were handled by Customer Service and the remainder were transferred to either our CAM, sales/rental or accounting to handle.

There were no parking or early yard waste/trash violations.

Nancy with JanPro Janitorial Service, who always did more for the clubhouse than the contract stated, has moved out of state. JanPro would like to put trash bins out for Friday pick-up, but would need to have someone

bring them back in. This necessitates changing the cleaning day from Wednesdays to Thursdays. Our CAM will contact JanPro and change the contract for cleaning days, as well as possibly increasing some cleaning requirements.

There are spider webs under all the lights. Our CAM was asked to review Bugs R Us contract in regard to their services.

Committees:

Architectural Control (ACC):

Six requests were submitted for approval and all were approved with the exception of an extension of a driveway (already completed) where the extension does not match the rest of the stamped driveway. It was stressed that all owners should review our Community Standards prior to submitting ACC requests and definitely before performing and completing work.

Communications:

The articles for the newsletter needed to be in by Monday, Nov. 23.

Finance:

The Finance Committee would like a copy of the latest Reserve Study.

A committee member suggested that the library storage be expanded. That would be very difficult to do, since there is no space.

The committee will not meet again until Tuesday, Feb. 16. At that time they would like our treasurer and a representative from Alliant Accounting to attend and explain accounts, etc.

The Finance Committee is in dire need of a committee chairperson. There are several people on the committee with historical knowledge of our finance system. If someone would like to volunteer for this position but is unsure of their knowledge of our system, I'm sure the existing members would be willing to help a new volunteer get "up to speed". Supervision is required by the chair to work with our collection agency, Alliance CAS.

Fine Appeal:

This was another committee that needed a new chairperson. Silverlakes has had a new couple move into our community recently and the man would like to get more involved with our community. After I explained the history of our community the three other members have to offer, he accepted the chair position as our Fines Appeal committee. I want to thank him for volunteering.

There were no fines requesting a hearing this past month.

Neighborhood Action:

There were six attendees at the Nov. 11 committee meeting. The committee discussed neighbors volunteering to help others with inside or outside projects. Due to the potential for liability, the board does not approve this. Our attorney is being contacted to clarify the board's opinion on the liability issue.

Exercise Room:

No report.

Vendor Oversight (VOC):

The main topic for the Nov. 12 meeting was the responsibility as a committee to inspect and manage the maintenance and operations of the community's assets. As shown from the attached list, to be effective, this is a workload that needs to be shared. The committee of 10 members lost four members due to resignations. Fred Morton, Orrie Mason, Paul Atwal and Ron Vigue all resigned for various reasons ranging from health issues to limited time to participate. We thank each of them for their years of past service on the committee.

The remaining six members are Gerry Ethier, Alan Stone, Dan Dobson, Steve Dobson, Twila Salyers and Charles Norris. Each of the remaining six team members eagerly accepted one or more of the various asset areas as their inspection and reporting responsibility. Thanks to all of them for stepping up. The committee chair, Charles Norris, will meet with each of them to establish guidelines and to ensure that they have the resources to complete their tasks and make monthly reports to the committee.

Other topics of discussion included:

- Revisit the maintenance program for pool heaters.
- Get approval from the board to initiate purchase of final two replacement lake fountains in January 2016.
- Discussion of surplus bricks from cul-de-sac repair next to clubhouse.
- Replaced water damaged light at clubhouse west entrance (motion activated).

VOC Member Monthly Inspections:

- Landscaping and irrigation condition and vendor compliance with contract: Twila Salyers.
- Lake fountains operations and maintenance: Gerry Ethier
 - HVAC operations and maintenance: Steve Dobson with Twila Salyers as summer backup.
 - Swimming pool heaters, filter and general pool area condition: Steve Dobson with Twila Salyers as summer backup.
 - Clubhouse, condition of roof, exterior, interior, bathrooms, kitchens, etc.: Steve Dobson with Twila Salyers as summer backup.
 - Security cameras and proxy card access systems, operation and maintenance: Charles Norris
 - Lights inside and outside of clubhouse, inspect weekly and replace dead bulbs: Alan Stone.
 - Community entrance area to include gatehouse, waterfall pools, all lighting, gate operations and maintenance: Dan Dobson with Gerry Ethier as summer backup.
 - Analyze monthly utility costs (electricity, water, irrigation and phone) to identify out of budget costs and determine corrections that may be required: Charles Norris

Charles thanked his committee for their continued service to Silverlakes HOA.

Our treasurer asked Charles to work with and complete the bids for the painting of the Villas. Charles is already doing this and should have the final bids shortly. These will be presented to the board along with his recommendation prior to year-end.

Charles Norris is retiring from the VOC committee as of the end of this year. The board wishes to thank Charles for his many years of service to our community. He has done a wonderful job with the committee. Thank you, Charles!

Treasurer's Report:

As of Oct. 31, there were 35 names on the delinquent list,; no bankruptcies or bank foreclosures; one lien foreclosure (Jennings); six attorney actions; and eleven 45-day liens. There were two who owed \$600 to \$1,000 and 15 who owe \$150 or less, for a total of \$52,880. The largest outstanding debt is by a single owner, Jennings, who owes \$32,243. Of the total outstanding of \$52,880, \$15,956 represents maintenance fees and \$9,012 represents legal fees.

Operating funds total \$221,331 and Reserves, \$524,656. Operating funds include mortgage security, \$10,000; prepaid assessments, \$9,600; roof repair clubhouse \$2,300; November and December regular planned expense, \$70,000; and available free cash, \$111,100.

For the first 10 months, spending is \$13,495 under budget. Only villa ground expense is overspent by \$2,190 due to irrigation repairs. The main contributors to under budget spending are lower legal fees and lower interest charges for clubhouse loan.

The financial status of the HOA is good with just two months remaining. The outstanding debt is somewhat higher in October compared to the previous month due to some late payers of the fourth-quarter assessments. Villa ground expense overspending will require a special collection from Villa owners. The available cash of \$111,100 exceeds the target by the amount we run under budget in spending. This is another way to confirm good budget adherence and budget allocation.

Legal Issues:

Our attorney is being contacted in response to a request from the Neighborhood Action Committee.

Rental Tracking:

We currently have 29 rentals and several more who are not in compliance.

Reaffirm Board Decisions:

The board denied the payment plan as requested by 11077 Lakeland Circle's owner and also denied removal of the lien foreclosure and reinstatement of clubhouse privileges.

New Business:

The board has decided not to install additional cameras outside the guard house due to the expense and with little return.

Charles is working with Eric from SSS to get better focus and facial recognition, especially in the gym. Charles gave the IP address of the exit camera to Eric who is working with a CA firm to have better focus and recognition of the tags of vehicles exiting the gate.

Ed Frost drafted a Cash on Hand document to be added to the Director's Manual. Markus Albrecht indicated it's the board's decision what to do with the cash on hand and the draft recommendation meets his approval.

The National Fire Prevention Association (NFPA) Code 1 requires a minimum unobstructed vertical clearance of not less than 13 feet, 6 inches. I had the opportunity to drive a Penske rental truck, which requires 13 feet, 1 inch clearance, through all the streets in our community. There were only **TWO** trees whose overhanging branches did not touch the top of that truck. On every recycling pickup day, I notice many broken off or broken and hanging branches on most of our streets.

I had the opportunity to stop by the Waste Pro garage and the foreman and I measured the newer truck at 13 feet, 8 inches to the top of the truck. Every homeowner in our community is responsible to trim any branches which overhang our streets up to meet this standard. If the tree seems to be on a property line, then the neighbors need to work together to trim up the branches. Keep in mind, Lee County requires a permit, approved by our ACC committee, before any tree can be removed. Please check your tree branches and trim them up as required.

Alliant is taking over the duties of updating phone numbers in our call box at our entrance. They are clearing out 131 former owners and renters from the call box data. If the address has a renter, his/her name will be in the data and not the owner who is not living there. There are eight husbands and wives listed with separate phone numbers. Alliant will call to inquire if two are required or if one should be removed.

The next board meeting will be held Jan. 20. I, and I'm sure the rest of the board, wish everyone a Happy Thanksgiving, a very Merry Christmas and a safe and Happy New Year.

*Respectfully submitted by Mr. Lauren "Bird" Siegel, president, for the Board of Directors:
PJ Stratton, vice president; Jane Grethey, secretary; Markus Albrecht, treasurer; and Claude Marku, legal liaison.*

Social Committee:

In November, the social committee held its annual Thanksgiving Pot Luck, which was very well attended. Along with the turkeys, we enjoyed stuffing, gravy, several types of potatoes, string beans, and lots of cranberry sauces. Once everyone had finished their main course, most people made a little room for dessert. A big thank you goes out to Sue Beard, Joanne Montgomery, Marilyn Steiner and Judy Dobson for cooking the turkeys and making the stuffing and the gravy. It was all delicious! Another big thank you goes to Patty Keavney for organizing the event.

Along with card games, BINGO and Bunco are becoming regular activities at the clubhouse. We hope to see you in December.

Unfortunately, we canceled the Sock Hop due to low response. Perhaps the residents of Silverlakes were too busy getting ready for the Holidays. We will try again in January.

We will be **decorating the clubhouse and gatehouse** on Nov. 29 at 6 p.m. Please join us on that evening. Drinks and appetizers will be served. Hopefully everyone will take time to visit our clubhouse during the month of December.

We have a busy few weeks in December, beginning with our **Breakfast With Santa** on Dec. 5. On that morning, we will also judge the **Best Gingerbread Houses**. Please register to enter the contest by calling Donna by Nov. 30 at (239) 209-2440. There is no fee.

On Thursday, the 10th, everyone is invited to play **Bunco** at 7p.m. It is an easy game to learn. You may bring a drink and snack. The donation is \$5. Good Luck!

Bingo will be held Saturday, Dec. 19, at 7 p.m. Water and a small snack will be provided. You receive three cards for \$5. You may also purchase additional cards for \$2 each. Come and try out your luck!

Enjoy singing Christmas songs? Why not join us on the evening of Dec. 12 for some good old-fashioned caroling? Lyrics will be provided. We will leave from the clubhouse at 6:30 p.m. The **Best Christmas House Decorations** will also be judged that evening and announced upon everyone's return to the clubhouse.

A quick look into January:

Jan. 9: Catered Chinese dinner (\$10)

Jan. 23: Dancing

Please contact Ana at ama6258@gmail.com if you would like to join the social committee, have any questions or want to suggest an activity.

Generous donations!

Silverlakes residents and members of the Gateway Women's Club were more than generous during the Thanksgiving Pot Luck on Nov. 13, stepping up to provide Thanksgiving meals for the homeless.

On the day of the Pot Luck, Prudi Fournier, a former Silverlakes resident who remains a member of the Social Committee, received a notice from the Soup Kitchen, where she volunteers as a member of the women's club's Charity Committee, asking for help.

The Soup Kitchen's supplier was unable to supply turkeys this year, resulting in a need for 500 pounds of turkey to feed the homeless at Thanksgiving.

Prudi announced the Soup Kitchen's dilemma at the beginning of the Pot Luck, and by the end of the evening, she had received \$337 in donations. A man who won the 50-50 drawing gave her his winnings of \$50, two Gateway Women's Club members donated the gift certificates they won and others gave generous monetary gifts. Prudi and Carol Brown, another Gateway Women's Club member, went out in search of turkeys. They ended up with 20 birds weighing a total of 380 pounds.

"The Soup Kitchen was thrilled and asked me to extend their appreciation to Silverlakes residents and members of the women's club," Prudi said.

"We in Gateway are very blessed. Maybe the homeless will feel blessed, as well, when they are served our turkeys," she noted.

She thanked everyone who gave so generously.

"That is what Thanksgiving is all about," she said. "I know I will enjoy my Thanksgiving dinner more, knowing the homeless are fed."

Red Hat Review

On Nov. 12, sixteen appropriately attired Red Hatters gathered in our clubhouse for our 11th annual Welcome Back Snowbirds Red Hat PJ Brunch.

As we gathered, we enjoyed Mimosas, flavored coffees and juices. Our buffet quickly filled up with muffins, breads, hot breakfast casseroles, fruit, ambrosia, quiches, yogurt and ham.

Following our meal, a lieutenant from the Lee County Sheriff's Department's Forensics Unit spoke to us about his field. It was a very informative presentation, and we all learned a lot. Questions afterward offered even more information.

Our thanks to Mary Gary, our hostess for November, for setting up the talk.

On Dec. 10, we'll be going to the Wisteria Tea Room for High Tea. If you would like to be a part of our group, please contact Jan Wold, the Queen Mom, at (239) 849-5814.

Sunshine Committee:

The Sunshine Committee sent out two greeting cards in the past month. If you know someone who has welcomed a new baby, is feeling under the weather or who has suffered a loss, please contact Sue Beard at shadden@comcast.net or by phone at (239) 689-8065.

We extend our sincere sympathy to the family of Richard Bollinger who was a long time resident of Silverlakes. Richard passed on September 15th. He and his dear wife, Ruth, lived in Silverlakes for 16 years.

Photos from the Thanksgiving Pot Luck on November 13, 2015:

